

**BELTON CITY COUNCIL MEETING
OCTOBER 23, 2007**

The Belton City Council met in regular session with the following members present: Mayor Jim Covington, Mayor Pro Tem Marion Grayson, Councilmembers Clifton Peters, David K. Leigh, Joe B. Baisden, Craig Pearson, and John Agan. There were no members absent. Staff present were John Messer, Sam Listi, Connie Torres, Cristy Daniell, Fred Morris, Les Hallbauer, Mike Sleeth, Roy Harmon, and Kim Kroll.

The Pledge of Allegiance to the U.S. Flag was led by Councilmember John Agan, the Pledge of Allegiance to the Texas Flag was led by Assistant City Manager Cristy Daniell, and the Invocation was given by Dr. Bill Muske, Director of Church Relations at the University of Mary Hardin-Baylor.

The Mayor called the meeting to order at 5:31 p.m.

Public comments. There were no public comments.

Presentation of Proclamation for Domestic Violence Awareness Month.

The Mayor read the proclamation and presented it to a representative from Families in Crisis, Inc.

Presentation of the 2006 Life Safety Achievement Award to the Belton Fire Department.

The Mayor read the press release indicating Belton had no fire fatalities in structure fires in 2006, and presented the award to Fire Chief Roy Harmon.

Consent Agenda

Councilmember Leigh made a motion to approve the consent agenda as presented. The motion was seconded by Councilmember Peters, and the following items were unanimously approved:

Consider the appointments to the following Boards & Commissions:

A. Electrical Board

Glen Baird and John Toone (TXU Representative) were reappointed for another two year term.

B. Bell County Health District Board of Directors

JoAn Flowers and Clifton Peters (Alternate) were reappointed for another two year term.

Consider ratifying Belton Economic Development Corporation's sale of land in the Belton Business Park.

Approved the BEDC's sale of three acres on the northwest corner of Kennedy Court and Powell Avenue to Mooching K. Ltd. in the amount of \$70,500.

Consider a two lot Subdivision Plat for 106 East 8th Avenue, Block 61-A, Lot portion of 6, Original Town of Belton.

Approved the two-lot, one-block subdivision plat for the Holly Pop Addition submitted by Travis & Holly Meyer. The plat provides for two lots that will be subdivided from one original lot to measure as follows: Lot 1: 82x110 (9,020 sq. ft.) and Lot 2: 77x110 (8,470 sq. ft.). Lot arrangement was designed to correspond to the zoning case also under consideration to allow a 2-Family dwelling. Size, lot square footages, building footprint, building setback/build-to lines, and access points are established by the site plan associated with the zoning request that was tabled by the Planning & Zoning Commission at the applicants' request. The applicants requested approval of the plat, nevertheless, since the property could be developed with a single family residence, even if the zone change is not approved in the future. Setbacks were reduced along N. East Street to afford appropriate protections to existing vegetation. The Planning & Zoning Commission recommended approval at its meeting on October 16, 2007.

Consider authorizing the City Manager to execute contracts with Kasberg, Patrick & Associates for design and construction of the following projects:

A. West FM 93 wastewater line extension in a lump sum amount of \$49,500.

Approved the contract for professional engineering services associated with the design and construction of the West FM 93 Wastewater Line Extension in the lump sum cost of \$49,500. This project will consist of installation of 1,600' of 10" wastewater line. The purpose of the project is to provide service to the intersection of FM 93 and Loop 121 in the western portion of the City. Estimated total cost is \$280,000, with funding from the recently approved Certificates of Obligation, to be repaid from utilities revenues. Bidding anticipated in early 2008.

B. Connell Street water and wastewater improvements in a lump sum amount of \$86,300

Approved the contract for professional engineering services associated with the design and construction of the South Connell Street Water and Wastewater Improvements in the lump sum cost of \$86,300. This project will consist of the installation of 5,300' of 8" water line and 2,600' of 10" wastewater line. The purpose for this project is to provide adequate water and wastewater to existing customers as well as to serve future development along Connell Street in the southern portion of the City. Estimated total cost is \$695,000, with funding from the recently approved Certificates of Obligation, to be repaid from TIRZ revenues. Bidding anticipated in early 2008.

Planning & Development

(A) Hold a public hearing and consider an ordinance amending the zoning of 8.67 acres on University Drive from Agricultural to PD-UC for the construction of a multifamily project.

Councilmember Agan announced he would abstain from this item and left the room.

Development Services Director Fred Morris explained this application is for development of a multi-family housing complex. The property consists of 8.67 acres on the west side of University Drive, north of 9th Avenue and south of Crusader Way. He reviewed zoning classifications and existing uses in the area. The proposal envisions a 96 unit complex to include a pool and clubhouse. The proposed 281 parking spaces appear adequate to serve the complex, with 192 spaces required by the multi-family district at two spaces per unit. The site is heavily treed, and efforts have been made to preserve existing vegetation. Access to the project will occur through one controlled entrance/exit at University Drive. He indicated the applicant has agreed to address all of the following points:

1. Identify the location of the complex on-site mail facility.
2. Provide detail for the complex signage along University Drive. One monument type sign, not to exceed 4' height, will be allowed in the entry median.
3. Provide detail for the complex entry features along University Drive.
4. Provide detail for the perimeter fencing, including construction materials for columns.
5. Adjustments to the curb return radii from University Drive could be required, based on final recommendation of the Fire Marshall.
6. Additional landscaping and windows shall be included in the primary residential structures as follows:
 - Building I – Side elevations to street.
 - Building II – Rear elevations to street.
 - Building III – Side elevations, internal.
 - Building IV – Side elevations, internal.
 - Building VI – Side elevations, internal.
 - Additional landscape screening shall be provided along University Drive and the perimeter fencing and parking areas.
7. The project shall adhere to the site plan submitted as part of this application and construction permitting shall be restricted to the approved site plan, as adopted as part of the PD ordinance.

Mr. Morris stated subject to items 1-7 above, staff recommended approval of the request to the Planning & Zoning Commission. At its meeting October 16, 2007, the Commission recommended disapproval of the zoning change by a vote of 6-0. Based on the apparent

consistency of the request with the City's Comprehensive Plan, he indicated staff cannot concur in the Commission's recommendation, and recommended approval of the original zoning request.

The Mayor encouraged speakers to stay on point as to the appropriateness of this land use and zoning on this site, and to avoid emotional arguments, comments about tax revenue, etc.

Speaking on behalf of the applicant:

- Mickey Wade, 412 E. Central, Belton, Attorney representing The Marcel Group (TMG), proposed purchaser/developer, gave an overview of the history leading up to TMG's desire to acquire the property, and stated he believes the request complies with the City's Zoning Ordinance, and exceeds the minimum requirements for items such as parking, density, etc.
- Rob Marshall, President, Central Realty Partners, stated his company initiated discussions with UMHB to development student housing in early 2007, but they declined to be involved; they offered behavior controls over students and architectural and construction input, but again, they passed. Following receipt of other offers for the property, the property owners offered to sell to UMHB, but they declined, therefore owners contracted with TMG. The school also declined to work with TMG on the project, and he feels UMHB's basis for opposition is that they won't have control over the property, though TMG is still willing to involve the school. Mr. Marshall stated he believes the project will be a tremendous benefit to the City and University, and requested approval based on appropriate land use, and believes this is a first class project with tremendous amenities that will complement the City and University.
- Vernon Veldekens, CEO, TMG, showed a PowerPoint presentation regarding his company and the proposed Creekside at University project. He presented a packet with the site plan/drawings for the project, and pictures of other projects the company has constructed.
- Bob Bueker, Director of Development, TMG, addressed questions raised at the Commission meeting regarding security. He reviewed other construction elements of the project such as walkways, access, design materials, enhancements to Nolan Creek, and preservation of natural habitats. He commented the Zoning Ordinance allows 18 units per acre, and this project calls for 11 units per acre, and the Ordinance requires 200 parking spaces for a project of this size, and they are providing 280 spaces.
- Tony Shaleesh, Vice President, Cunningham/Allen Engineers, addressed issues regarding storm drainage and presented drawings of pre- and post-development conditions. He indicated the project will include extension of water and sewer mains.
- Vernon Veldekens gave an overview of the project's potential benefits to the University and the City, and requested approval of the zoning change.

The Mayor opened the public hearing. The following individuals spoke in favor of the request:

- Jeff Kaiser, Attorney representing TMG, stated he believes the application is in order, and TMG will work with the City if anything else is needed.
- Ginger Richardson, 2202 Daisy, Killeen, representing the Lynch Family (property owners), indicated her family is ready to sell their property. Although UMHB expressed interest in purchasing the property for student housing years ago, once the family decided to sell, the University was contacted and declined. She indicated UMHB had asked the family to donate the land for a future housing development. Her family would like to sell the property now at fair market value, and she expressed concern about the University's action toward all future contracts for sale. She requested approval of the request.
- Jamey Secrest, 3600 Birdcreek Plaza, Temple, Attorney representing the sellers of the property, asked that the Council focus on zoning and stated he believes the request is an appropriate use of the property. He reviewed appraisal notes that indicate Agricultural use is not the highest and best use for this property; its location adjacent to UMHB makes it desirable for business, ideal for a student oriented business, and the creek behind the property has great potential for further recreational development. He expressed concern regarding the opposition his clients are facing, and feel his clients are backed into a corner if they should expect the same opposition for future contracts.
- Woody Durbin, 308 E. 20th Avenue, Belton, stated he was disappointed in the denial by the Planning Commission, and wished there was more cooperation between all parties. He believes Belton has a great need for student housing, as he sees many college students living in single family homes throughout established residential areas and under multi-family conditions, and knows some UMHB students live in Temple.
- Rick Hughes, Broker in this transaction, 3607 Victorian Drive, Temple, stated he believes the applicant has come up with a great development that fits the City's criteria, and asked the Council to consider how they would vote if UMHB were submitting the same request. He asked that the Council vote in favor of the request.
- Bill Holmes, 3300 Red River, Belton, stated he believes the use is appropriate and feels the change would benefit the entire community. He requested the zoning change be approved.

The following individuals spoke in opposition of the request:

- Dr. Jerry Bawcom, President, University of Mary Hardin-Baylor, read a statement expressing the University's concerns regarding the development: Safety and security, disciplinary issues, and

vehicular/pedestrian traffic on what they consider a residential street with poor lighting. They believe the development as planned will exceed density limits, parking will be inadequate, and drainage will impact Nolan Creek and property owners downstream. UMHB has been successful in managing their growth and are able to meet their housing demands; their current Strategic Plan does not call for the growth indicated by others. Students living off campus are typically not married or older students, military, etc. Finally, they believe the complex as planned is not consistent with, and is in noncompliance with, several policies in the City's Comprehensive Plan.

- Kerry Haliburton, 378 Surrey Ridge Lane, Waco, Attorney representing UMHB, indicated the request does not meet the requirements of the City's Comprehensive Plan and Zoning Ordinance, and cited the following:
 - Section 7, Comprehensive Plan – Multi-family developments should have direct access to a major thoroughfare or collector – this portion of University Drive at its widest is about 33' and more appropriately meets the definition of a Type E residential street;
 - Section 15.1, Zoning Ordinance – also states a multi-family development should be adjacent to a major thoroughfare;
 - Section 19, Zoning Ordinance – UC designation has height requirements, a maximum of three stories for University, with all other uses at two and one-half stories. This proposal is three stories and not owned by the University. In addition, if the applicant doesn't build on the entire 8.64 acres, they are likely to exceed restriction maximum lot coverage be 50%, and also likely to exceed medium density limitations.
 - Design Manual – With regard to drainage, studies regarding rate, volume or quality of storm water runoff haven't been provided.
 - Parking is more akin to rooming/boarding house which should require one space per sleeping room; these rooms are rented by the bed not by the unit.
 - Zoning Ordinance requires the Planning & Zoning Commission to consider whether a change is appropriate in this area, and since they concluded it was not, he requested the application be denied with prejudice.
- Rodney Deyoe, 1180 Hartrick Canyon Drive, Temple, gave the Council information regarding multi-family dwelling vs. student housing beds to unit ratios. He stated he believes staff did not evaluate the application adequately regarding parking, land use, and vehicular/pedestrian traffic. He expressed concern over the Council approving the project without adequate detention, and setting a precedent by not following the Comprehensive Plan.
- John Cunningham, 3001 Sleepy Hollow, Temple, Attorney, stated the Council is not duty-bound to approve the request, and for a court to overturn their decision, it would have to find the Council had no reason for its decision, that it was irrational and arbitrary, and had no relation to public safety, health or welfare. He requested the Council deny the request.

There being no other comments, the Mayor closed the public hearing. The City Council provided the following comments:

- Councilmember Pearson asked what University Drive is categorized as on the Thoroughfare Plan. Mr. Morris indicated it's not classified as a collector, arterial or other classification where the City requests ROW dedication. He explained the Thoroughfare Plan is primarily used to identify and acquire ROW needed for future roadway expansions, and reviewed general roadway ROW categories. He indicated University Drive functions as a collector street. Mr. Pearson asked if the road can handle traffic for a development of this type, and Mr. Morris indicated he believes it can.
- Mayor Pro Tem Grayson asked for clarification regarding University Campus zoning designation and the number of stories. Mr. Morris explained this proposal provides for three stories and all stories provide sprinkler systems in accordance with the Fire Code, and under Planned Development designation, variances in height from two and one-half to three stories may be allowed.
- Councilmember Pearson indicated the UC District calls for medium density, and asked about the definition of medium density. Mr. Morris stated the Comprehensive Plan calls for residential properties in this area to be medium density and mixed uses are encouraged; multi-family type density is a maximum of 18 units per acre, and this request came in at 11 units per acre. Mr. Pearson commented about the number of beds vs. units, and Mr. Morris explained City Code doesn't provide for regulation of operational characteristics of a multi-family project – either single family residential, two family or multi-family. Mr. Morris read the definition of a boarding house, and indicated this project didn't fit under that definition, and was a multi-family project by definition. Councilmember Pearson expressed concern with the definition and suggested staff take a look at revising it.
- Mayor Covington stated he believes the density will be greater than a normal 96 unit apartment complex would be, and expressed concern about traffic on University Drive and Crusader Way, and ingress onto Loop 121 during high volume traffic. While University Drive is a newly reconstructed road, it is bound by roads on both sides that are not capable of handling more traffic. He expressed concern over students walking across University Drive to get to classes, and agreed with Councilmember Pearson's request to look at changes to definitions in the City's Zoning Ordinance.
- Councilmember Baisden stated though the presentation was beautiful and he regrets better cooperation between the applicant and UMHB hadn't occurred prior to this point, he also has reservations regarding safety and density.
- Councilmember Leigh agreed it would be great if all could work together, and he's impressed a developer with properties at much larger schools wants to develop at a Division III school. However, his issues are with the lease by the bed concept and the number of parking places vs. density.
- Councilmember Peters agreed with the other Councilmembers, and indicated he had concerns about the runoff going into Nolan Creek. Though it sounds like a great project, it is his understanding the City requires developers to provide detention/retention ponds, and he concurred staff should look at its codes.

- Mayor Pro Tem Grayson asked if the parties would be interested in tabling the item to see if some of the issues could be worked out, and Mr. Veldekens indicated he would.

The City Attorney reviewed state law regarding land use, the bases for a zoning decision by a City, the extensive discretion in land use decisions, and the Council's voting options for the request. He stated the burden is always on the applicant to justify the need for a zone change and to demonstrate that the request is consistent with the Comprehensive Plan, the Zoning Ordinance, and associated standards. Finally, Mr. Messer stressed that he could defend the City's position regardless of the vote, if based on these zoning principles. Based on the Planning & Zoning Commission's recommendation for denial, approval will require a 4/5 majority vote by the Council.

Councilmember Pearson reiterated his concerns for density and safety, and made a motion to deny the request. The motion was seconded by Councilmember Baisden, and following a roll call vote, the motion to deny the request passed by a vote of 6-0-1, with Councilmember Agan abstaining.

(B) Consider a Final Plat for 8.67 acres of the James Bennett Survey on University Drive.

This item was withdrawn at the request of the applicant.

At 7:20 p.m. the Council took a recess, and reconvened the meeting at 7:30 p.m.

Hold a public hearing and consider an ordinance amending the zoning of Block 126, Lot 6, Roberts Addition on Jackson Street, from Single Family-2 to Planned Development SF-2 to create two lots, with reduced lot depth, to facilitate infill development.

Mr. Morris explained Brian Carroll would like to construct two all brick homes on this property consistent to the newer construction in the neighborhood. Platting will be required to create two lots, and lot size and dimension regulations may be established under the PD conditions. Staff recommended approval of the request, subject to the following conditions:

1. Building permits will be issued for the structures and lot layouts provided as part of this application.
2. Structures will be constructed with 100% brick exteriors.
3. An approved subdivision plat is required prior to issuance of building permits.

The Commission voted to recommend approval of the zoning change by a vote of 6-0.

The Mayor clarified one house will face Davis Street and one will face Jackson Street, and Mr. Morris indicated that is correct. The Mayor opened the public hearing. Applicant Brian Carroll stated he believes this area is right for development and exteriors will be compatible with the neighborhood. Mayor Pro Tem Grayson asked about the garage/parking, and Mr. Carroll indicated the homes will have a one car garage with one car in the driveway. There were no other comments, therefore the hearing was closed.

Upon motion by Councilmember Leigh, seconded by Councilmember Baisden, the following captioned ordinance was unanimously adopted:

ORDINANCE NO. 2007-34

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-2 ZONING DISTRICT TO PLANNED DEVELOPMENT SINGLE FAMILY-2 ZONING DISTRICT TO FACILITATE INFILL DEVELOPMENT.

Hold a public hearing and consider recommending to the City Council a Zoning Change for 820 North Beal Street, Block 63, Lot 6, from SF-2 to PD 2-Family to facilitate infill development.

Mr. Morris stated Marvin Morse has requested a zone change to permit construction of a 2-Family dwelling. The property is vacant and is along the south boundary of the railroad track. He reviewed existing land uses in the area. With the application for PD designation, the applicant has committed to structural design considerations that will insure the character of the new structure will complement existing housing stock along N. East Street, while providing a

moderate increase in density for property just off N. Main Street. Staff recommended approval of the requested change subject to the following conditions:

1. Building permits will be issued for the structure and lot layout provided as part of this application.
2. Hardi-Plank siding will be used for the exterior of the structure.
3. One driveway will be permitted, as shown on the lot layout provided as part of this application.

The Commission voted to recommend approval of the zoning change by a vote of 6-0.

Councilmember Leigh made a motion to approve the request with the correction from Single Family-2 (typographical error in packet indicated Single Family-3) to Planned Development 2-Family. Mayor Pro Tem Grayson asked about parking, and Mr. Morse indicated there are two long carports for each half of the duplex and on-street parking is available. The motion was seconded by Councilmember Pearson, and the following captioned ordinance was unanimously adopted:

ORDINANCE NO. 2007-35

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-2 ZONING DISTRICT TO PLANNED DEVELOPMENT 2-FAMILY ZONING DISTRICT TO FACILITATE INFILL DEVELOPMENT.

Miscellaneous

Consider approval of an ordinance authorizing a tax abatement agreement for AGE Industries, LTD.

The City Manager explained the City modified its Tax Abatement Guidelines & Criteria at its last meeting to enhance incentives throughout the City, and to give an applicant the option of a fixed or declining abatement option. The City has received an application from Mike Coe, General Manager of AGE Industries, Inc., who plans a major investment at 801 Industrial Boulevard, to include:

- A 16,625 square foot addition to their existing 24,000 square foot building estimated at \$540,000; and
- Addition of three employees estimated by the end of Year 1 and six by the end of Year 2.

Mr. Listi indicated the applicant has selected the five year fixed rate of 70% tax abatement, and he believes the proposal represents an ideal recipient of tax abatement based on the following factors:

- a. Project is already located within the TIRZ boundary, not requiring creation of tax increment reinvestment zone to be considered for tax abatement.
- b. Development will enhance and expand the local Belton economy.
- c. Project represents an authorized facility eligible for abatement, given its warehousing nature.
- d. Project creates new value by investment of an estimated \$540,000. Actual abatement received will be based on the increased value above the current value of permanent improvements.
- e. Project extends an incentive to an existing Belton business, recognizing the importance of retention and expansion of local existing businesses.
- f. Project has high visibility given its Industrial Park location.
- g. Project is required to meet one of three criteria and meets investment over \$250,000.

The City Manager explained the TIRZ Board unanimously recommended approval of the agreement at their meeting prior to the Council meeting on this date, and it will be presented to Bell County Commissioners as soon as it can be scheduled. He recommended approval of tax abatement for:

*Years 1-5 → 70%	of the increased value of improvements over the value in the year in which the Agreement is executed (2008)
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Mike Coe stated this is one project of three, and the company is looking to go forward and grow even more. In another five years they hope to submit another request, and again, in another five years after that. They intend to move manufacturing equipment to their present location after the warehouse is constructed, which will add even more equipment and jobs. He indicated he chose the 70% abatement to partner with the City and not get everything up front.

Mayor Pro Tem Grayson stated she thinks it's great the City can offer tax abatement to a business that's been in the City for a long time.

Upon motion by Councilmember Peters, seconded by Mayor Pro Tem Grayson, the following captioned ordinance was unanimously approved:

ORDINANCE NO. 2007-36

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE A TAX ABATEMENT AGREEMENT WITH AGE INDUSTRIES, LTD., GOVERNING PROPERTY IN TAX INCREMENT REINVESTMENT ZONE NO. 1; DECLARING FINDINGS OF FACT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Conduct review of Tax Increment Reinvestment Zone (TIRZ) Annual Report for 2007.

The City Manager reviewed the annual report, which included a recap of the TIRZ Fund Allocation and values generated by the TIRZ in FY 07 and projected in FY 08. The TIRZ Board met prior to the Council meeting to review the report, and recommended the Council accept the report. Councilmember Peters made a motion to accept the 2007 annual report. The motion was seconded by Councilmember Pearson and carried unanimously.

Consider approval of a Resolution to establish a schedule to consider the establishment and implementation of a Municipal Drainage Utility System, in accordance with Chapter 402, Subchapter C, of the Texas Local Government Code.

The City Manager explained based on Council direction at the October 11, 2007 meeting, staff is preparing for the establishment and implementation of a Municipal Drainage Utility System. Chapter 402 of the Local Government Code outlines the process, and adoption of this resolution is the first step in the process which requires the Council establish and implement a Drainage Utility that will establish the schedule of drainage charges against all benefitted property in the proposed service area subject to charges; provide drainage for all property in the proposed service area; and offer drainage service on nondiscriminatory, reasonable, and equitable terms.

He reviewed the following three principal components of the process:

- Three newspaper notices in advance of a public hearing to consider adoption of an ordinance to adopt a drainage utility system.
- Three newspaper notices in advance of a public hearing on the charges to be levied through the drainage utility system.
- Ordinance implementation follows these hearings, after adoption of the ordinance and compliance with all other relevant provisions of the Local Government Code.

While a tentative goal to implement on January 1, 2008 was previously discussed, the required process pushes the recommended effective date to February 1, 2008. Assistant City Manager Cristy Daniell indicated the first billing would occur in March 2008 for service provided in February. Councilmember Pearson asked if enough revenue will be generated even though implementation has been delayed, and Mr. Listi replied the City won't be as aggressive in hiring or doing projects until the City has a good handle on the revenue stream. He added public education materials are being prepared prior to implementation, and recommended approval of the resolution.

Upon motion by Councilmember Agan, seconded by Councilmember Baisden, the following captioned resolution was unanimously adopted:

RESOLUTION NO. 2007-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, ESTABLISHING A SCHEDULE FOR IMPLEMENTATION OF A MUNICIPAL DRAINAGE UTILITY SYSTEM, IN ACCORDANCE WITH CHAPTER 402, SUBCHAPTER C, OF THE TEXAS LOCAL GOVERNMENT CODE.

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Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071, to consult with City Attorney.

The Mayor indicated this item will be deferred to a meeting to be held October 30, 2007 at 7:00 p.m. There being no further business, the meeting was adjourned at 8:00 p.m.

Jim Covington, Mayor

ATTEST:

Connie Torres, City Clerk